



Waterfall Gardens

Newborough Peterborough PE6 7QN

Guide Price
£400,000 - £425,000



Property Description

Entrance Hall

Half glazed patterned double glazed door into the main entrance. Slimline panel radiator, LVT flooring, telephone point, staircase to the first floor landing, coving to smooth ceiling with mains fed smoke alarm and doors off onto the kitchen, lounge, office and cloakroom

Cloakroom

Being fully tiled and comprising a two piece suite to include wash hand basin with mixer tap and set within a vanity unit plus a WC with dual flush. Smooth ceiling with recess lighting and extractor.

Office

Radiator, LVT flooring, coving to smooth ceiling and UPVC double glazed window to the front.

Lounge

Slimline panel radiator, TV and telephone points, LVT flooring, coving to smooth ceiling, UPVC double glazed box bay window to the front and fully glazed double doors into the dining room.

Dining Room

Slimline panel radiator, LVT flooring, coving to smooth ceiling, UPVC double glazed patio doors into the rear garden and archway through to the kitchen area.

Kitchen Area

Comprising a range of matching wall and base level units, oak worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Rangemaster Toledo range cooker with five ring gas hob and Rangemaster extractor hood above. Slimline panel radiator, integral dishwasher, coving to smooth ceiling, door through to the utility and archway through to the extended kitchen/breakfast area. UPVC double glazed window to the rear.

Extended Kitchen/Breakfast

Further range of matching wall and base level units with oak worktop, breakfast bar, radiator, coving to smooth ceiling, UPVC door and window to the rear.

Utility

Range of matching wall and base level units, oak worktop and single drainer sink with mixer tap and tiled splashbacks. Radiator, space for a full standing fridge freezer, plumbing for washing machine and dishwasher, extractor, coving to smooth ceiling with recess lighting and a door into the garage.

First Floor Landing

Staircase to the second floor landing, coving to smooth ceiling with mains fed smoke alarm and doors off onto bedrooms one, three, five, six and the family bathroom. UPVC double glazed window to the front.

Bedroom One

Radiator, three mirror fronted sliding doors into fitted wardrobes, TV point, coving to smooth ceiling, UPVC double glazed window to the rear and door through to the en-suite.

En-Suite

Being fully tiled and comprising a three piece suite to include a shower cubicle fitted with a mains fed shower featuring a waterfall head and detachable hose. A wash hand basin with mixer tap over and a WC with dual flush. Radiator, smooth ceiling with extractor and a patterned UPVC double glazed window to the rear.

Bedroom Three

Radiator, TV point, coving to smooth ceiling and UPVC double glazed box bay window to the front.

Bedroom Five

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Six

Radiator, coving to smooth ceiling and UPVC double glazed window to the front.

Family Bathroom

Being part tiled and comprising a three piece suite to include a P shaped bath with mixer tap and a mains fed shower over with rainfall head and detachable hose. A wash hand basin with mixer tap and set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, door into storage cupboard, extractor, coving to smooth ceiling and a frosted UPVC double glazed window to the side.

Second Floor Landing

Smooth ceiling with mains fed smoke alarm, Velux double glazed skylight with bespoke blind to the rear and doors off onto bedrooms two and four.

Bedroom Two

Double radiator, door into storage eaves, smooth ceiling with loft access and three Velux double glazed skylights with bespoke blackout blinds

Bedroom Four

Radiator, smooth ceiling and two Velux double glazed skylights with bespoke blackout blinds.

Outside

To the front of the property there is a gravel ornamental front garden (which could be used as additional parking), storm canopy porch to the front entrance with outside light and a driveway provides off road parking which leads to the garage.

The rear garden is laid to lawn with paved areas, a child's two storey playhouse, external plug sockets, outside tap, sensor security light and the garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power, lighting and courtesy door to the rear.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

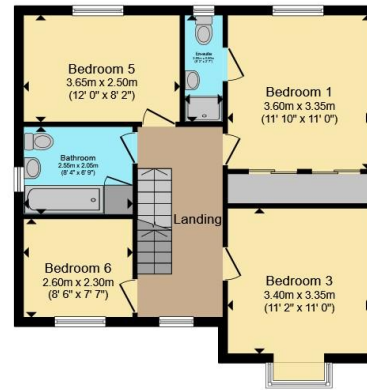




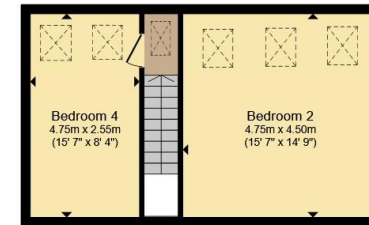




Ground Floor



First Floor



Second Floor

Total floor area 175.1 m² (1,885 sq.ft.) approx

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